

South Orange January 2008 Market Activity



Units	Address	Style	List Price	Sales Price	Total Assess	Close Date	DOM	LP:SP	SP:AV
1	15 E Clark Pl	Colonial	\$415,000	\$365,000	\$170,600	1/2/2008	43	87.95%	2.14
2	551 Grove Terr	Colonial	\$795,000	\$860,000	\$0	1/4/2008	27	108.18%	
3	26 Glenside Rd	Colonial	\$659,000	\$652,000	\$224,400	1/4/2008	35	98.94%	2.91
4	166 Tichenor Ave.	Colonial	\$379,900	\$400,000	\$133,300	1/7/2008	133	105.29%	3.00
5	716 Varsity Road	Colonial	\$249,900	\$250,000	\$131,800	1/11/2008	36	100.04%	1.90
6	29 Kingman Rd	Colonial	\$579,900	\$450,000	\$190,000	1/14/2008	156	77.60%	2.37
7	170 Ralston Ave.	Tudor	\$800,000	\$760,000	\$218,600	1/15/2008	24	95.00%	3.48
8	40 South Kingman Road	Colonial	\$469,000	\$510,000	\$204,400	1/17/2008	35	108.74%	2.50
9	466 Overhill Rd	Colonial	\$797,000	\$767,500	\$269,900	1/22/2008	90	96.30%	2.84
10	48 S. Ridgewood Road	Colonial	\$439,000	\$439,000	\$130,700	1/22/2008	24	100.00%	3.36
11	609 S. Orange Ave	HighRise	\$238,900	\$232,500	\$116,500	1/23/2008	34	97.32%	2.00
12	111 Hemlock	Tudor	\$649,500	\$639,000	\$247,900	1/25/2008	235	98.38%	2.58
13	152 Charlton Ave	Tudor	\$1,600,000	\$1,600,000	\$285,000	1/25/2008	0	100.00%	5.61
14	609 S Orange Ave--2C	HighRise	\$360,000	\$327,500	\$136,200	1/28/2008	31	90.97%	2.40
15	372 Valley St - G1	OneFloor	\$119,999	\$113,500	\$40,000	1/30/2008	87	94.58%	2.84
16	360 Prospect St	Colonial	\$534,900	\$520,000	\$158,500	1/31/2008	64	97.21%	3.28
	AVERAGES		\$567,937	\$555,375			66	97.28%	2.88

Average Days on Market

66

Average List Price

\$567,937

Average Sales Price

\$555,375

% of List Price to Sales Price

97.28%

Assessed Value to Sales Price

2.88

of Units for the Month

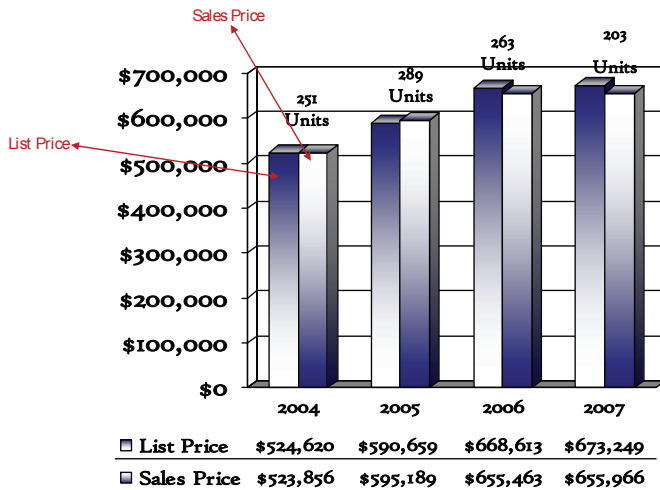
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South Orange Market Trends

	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Average List Price	\$567,937												\$567,937
Average Sales Price	\$555,375												\$555,375
Days on Market	66												66
% of List Price to Sales Price	97.28%												97.28%
Sales Price to Assessed Value	2.88												2.88
# Units Sold	16												16

South Orange Market Averages 2004-2007

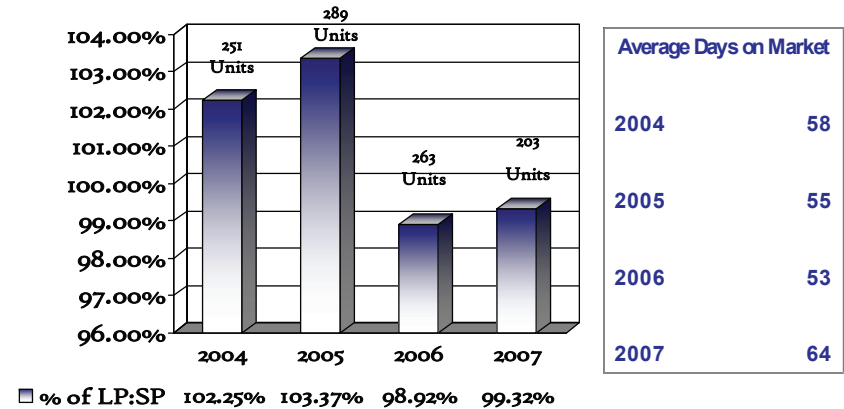
List Price & Sales Price and Sales Price to Assessed Value Ratio



Year	Sales Price to Assessed Value Ratio
2004	2.69
2005	2.60
2006	2.86
2007	2.96

South Orange Market Averages 2004-2007

Percentage of List Price to Sales Price and Days on Market



Year	Average Days on Market
2004	58
2005	55
2006	53
2007	64

As reported by the Garden State Multiple Listing Service Information deemed reliable but not guaranteed.

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